

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2011, Legislative Day No. 11

Resolution No. 64-11

Mr. David Marks, Councilman

By the County Council, June 6, 2011

A RESOLUTION of the Baltimore County Council to adopt the Towson Business Core Design Principles.

WHEREAS, upon completion of the Towson Walkability Charrette in 2007, the Greater Towson Committee and Tomorrow's Towson developed an implementation strategy that included the creation of an Urban Design Committee; and

WHEREAS, the Urban Design Committee drafted certain design principles to be applied to development in the Towson business core; and

WHEREAS, the design principles recognize the importance of encouraging the development of high performance buildings in the Towson business core; now, therefore be it

RESOLVED, by the County Council of Baltimore County, Maryland, that the Towson Business Core Design Principles be and they are hereby adopted, as part of the Comprehensive Manual of Development Policies, for use in the redevelopment of the Towson business core, in accordance with the provisions of the Baltimore County Code and the Baltimore County Zoning Regulations, to read as follows:

TOWSON BUSINESS CORE DESIGN PRINCIPLES

A. DEFINITIONS.

AS USED HEREIN, “TOWSON BUSINESS CORE” AND “REGULATING PLAN” EACH REFERS TO THE AREA OF TOWSON DESCRIBED IN THE MAP ATTACHED HERETO AS EXHIBIT A AND LABELED WALKABLE TOWSON REGULATING PLAN.

B. INTENT.

1. THE PURPOSE OF THESE DESIGN PRINCIPLES IS TO GUIDE REDEVELOPMENT EFFORTS WITHIN THE TOWSON BUSINESS CORE IN ACCORDANCE WITH THE REGULATING PLAN AND THE PROVISIONS OF ARTICLE 32, TITLE 4 OF THE BALTIMORE COUNTY CODE AND SECTION 235.B.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

2. THE DESIGN PRINCIPLES ARE REQUIREMENTS FOR ANY DEVELOPMENT IN THE TOWSON BUSINESS CORE THAT IS PROCESSED IN ACCORDANCE WITH SECTION 235.B.8 OF THE ZONING REGULATIONS.

C. DESIGN PRINCIPLES - GENERAL.

1. BUILDINGS SHALL BE ORIENTED TO THE EXISTING STREET OR SIDEWALK GRID AS THE PRIMARY PATHWAY FOR PEDESTRIANS. A BUILDING’S FRONT ENTRANCE SHALL BE LOCATED AT THE BACK OF THE SIDEWALK, FACING THE STREET.

2. SIDEWALKS SHALL BE PROVIDED THAT ARE WIDE ENOUGH FOR A BROAD PEDESTRIAN PATHWAY, STREET SIGNS, PARKING METERS, AND

PEDESTRIAN AMENITIES SUCH AS SHADE TREES WITH APPROPRIATE TREE WELLS THAT FACILITATE WALKING, AND LIGHTING. IN MAIN STREET AREAS (REFER TO THE REGULATING PLAN), SIDEWALKS SHALL BE WIDER THAN IN OTHER AREAS, TO ACCOMMODATE CONCENTRATED FOOT TRAFFIC AND SIDEWALK CAFES.

3. BUILDING FACADES SHALL BE LOCATED AT THE BACK OF, AND ABUTTING, THE SIDEWALK, AND ALIGNED WITH ADJACENT EXISTING BUILDING FACADES TO A “BUILD-TO LINE” IN ORDER TO CREATE A SENSE OF ENCLOSURE ALONG THE STREET.

4. BUILDINGS SHALL BE AT LEAST TWO STORIES IN HEIGHT TO PROVIDE APPROPRIATE URBAN DENSITIES AND CREATE A CONSISTENT STREET EDGE AND SENSE OF ENCLOSURE.

5. IN MAIN STREET AREAS, A MIX OF USES SHALL BE PROVIDED, PREFERABLY INCLUDING RESIDENTIAL, IN THE SAME PROJECT. USES SHALL BE MIXED VERTICALLY, WITH RETAIL, INCLUDING RETAIL SERVICES, AT STREET LEVEL, AND RESIDENTIAL AND OFFICE USES ABOVE.

6. DOORS AND WINDOWS SHALL BE APPROPRIATE TO THE TYPE AND STORY OF THE BUILDING. IN MAIN STREET AREAS, STOREFRONT-TYPE WINDOWS (STOREFRONTS WITH A HIGHER PERCENTAGE OF GLAZING AT STREET LEVEL) SHALL BE PROVIDED, CLEAR AND UNTINTED, IN ALL BUILDINGS.

7. AS MUCH ON-STREET PARKING SHALL BE PROVIDED AS POSSIBLE. PARKING BOXES THAT ALLOW USE OF CREDIT CARDS SHOULD BE PROVIDED IN LIEU OF PARKING METERS.

8. OFF-STREET PARKING (SURFACE OR STRUCTURED) AND SECONDARY ENTRANCES SHALL BE LOCATED BEHIND THE BUILDINGS (ON THE INTERIOR OF THE BLOCK). CURB CUTS THAT PROVIDE SEPARATE ACCESS FOR INDIVIDUAL PROPERTIES SHOULD BE ELIMINATED. A NETWORK OF REAR ALLEYS BEHIND THE MAIN BUILDINGS SHALL BE PROVIDED FOR REAR ACCESS FOR LOADING AND UNLOADING.

9. IF SURFACE PARKING ABUTS THE SIDEWALK, A LOW WALL (3-4 FT. IN HEIGHT) OR TRANSPARENT DECORATIVE FENCE (4-5 FT. IN HEIGHT) SHALL BE PROVIDED.

10. TO SHORTEN WALKING DISTANCES AND INCREASE ROUTE OPTIONS FOR PEDESTRIANS, BLOCKS LESS THAN 400 FEET IN LENGTH ARE PREFERRED. LONG “SUPERBLOCKS” SHALL BE RESTRUCTURED BY ADDING A MID-BLOCK STREET OR PEDESTRIAN WALKWAY.

11. THE DESIGN PRINCIPLES RECOGNIZE THE IMPORTANCE OF AND ENCOURAGE THE DEVELOPMENT OF HIGH PERFORMANCE BUILDINGS, AS DEFINED IN ARTICLE 11, TITLE 2 OF THE BALTIMORE COUNTY CODE, IN THE TOWSON BUSINESS CORE. FOR THAT PURPOSE, THE DESIGN PRINCIPLES ARE SUBJECT TO MODIFICATION BY THE DESIGN REVIEW PANEL.

D. DESIGN PRINCIPLES - STREET TYPES.

1. MAIN STREET RETAIL.

MAIN STREET RETAIL IS A SHOPPING STREET WITH THE STREET LEVEL FIRST FLOOR CONTAINING RETAIL USES. BUILDINGS MAY CONTAIN MIXED-USE ABOVE OR BEHIND RETAIL USES. STREETS SHALL HAVE EITHER PARALLEL OR ANGLED PARKING. AWNINGS ARE ENCOURAGED TO HELP GIVE THE STREET NARROWER PROPORTIONS AND BETTER SPATIAL DEFINITION.

(A) REQUIRED BUILDING ELEMENTS:

1. REGARDLESS OF USE, THE FIRST FLOOR SHALL BE DESIGNED TO ACCOMMODATE RETAIL USERS.

2. ~~ENTRANCES SHALL~~ IF FEASIBLE, ENTRANCES SHOULD BE PROVIDED AT A MINIMUM DISTANCE OF 1 ENTRANCE PER 50 FEET OF STREET-FRONTAGE AND SPACED AT A MAXIMUM OF 50 FEET APART.

3. PEDESTRIAN SCALE LIGHTING AND WIDER SIDEWALKS SHALL BE PROVIDED TO PROVIDE AMENITY OPEN SPACE.

4. OUTDOOR DINING AND ASSOCIATED TEMPORARY SIGNAGE WITHIN THE RIGHT-OF-WAY IS PERMITTED.

5. STREET TREES, AND LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PROVIDED.

6. UPPER BUILDING STORIES, OR THE BUILDING AREA LOCATED BEHIND RETAIL SHOPS, MAY CONTAIN ANY ALLOWED USE.

7. AWNINGS, IF PROVIDED, SHALL EXTEND A MINIMUM OF 6 FEET FROM THE BUILDING, AND MAY BE LOCATED WITHIN THE RIGHT-OF-WAY.

8. NEW CURB CUTS ARE ~~PROHIBITED AND ACCESS SHALL~~ DISCOURAGED; IF FEASIBLE, ACCESS SHOULD BE VIA EXISTING ALLEYS.

9. WINDOW TREATMENT AT THE FIRST FLOOR SHALL INCLUDE 75-95% GLAZING. GLAZING SHALL BE UN-TINTED AND NON-REFLECTIVE. UPPER FLOORS SHALL CONSIST OF 40-60% GLAZING AND MAINTAIN VERTICAL WINDOW PROPORTIONS OF 2:1 AND 3:2.

(B) BUILDING PLACEMENT:

BUILD TO LINE: 20-22 FEET FROM THE FACE OF CURB.

SPACE BETWEEN BUILDINGS: 0 FEET.

REAR YARD: 0 FEET.

(C) BUILDING HEIGHT:

MINIMUM 2 STORIES.

MAXIMUM: REFER TO REGULATION PLAN.

BUILDING SHALL BE STEPPED BACK FROM ANY STREET FRONTAGE, AT THE BUILD TO LINE 10 FEET AFTER THE 4TH FLOOR.

(D) STREETSCAPE DIMENSIONS:

CURB TO BUILDING FACE DIMENSIONS: 20 FEET TO 22 FEET.

CURB FACE TO TREE WELL: 2.5 FEET.

PLANTER WIDTH, TREE WELL: 5 FEET.

PLANTER EDGE OF TREE WELL TO BUILDING FACE: 12.5 FEET TO 14.5 FEET.

(E) FRONTAGE TYPES ALLOWED: SHOPFRONT. FORECOURTS MAY BE USED ONLY IF A HOTEL IS PROVIDED.

2. TOWN CENTER.

TOWN CENTER FIRST FLOOR MAY CONTAIN RETAIL, OFFICE, RESIDENTIAL, OR ANY ALLOWED USES. IT FEATURES PARALLEL OR ANGLED PARKING AND WIDER SIDEWALKS. THE DESIGN OBJECTIVE IS TO ACCOMMODATE PEDESTRIANS AND MOTORISTS. SIDEWALKS WITH STREET WELLS FOR TREES OR LANDSCAPED GREEN STRIPS ARE ACCEPTABLE. UPPER BUILDING STORIES MAY CONTAIN ANY ALLOWED USE.

(A) REQUIRED BUILDING ELEMENTS:

1. PEDESTRIAN SCALE LIGHTING, AND WIDER SIDEWALKS SHALL BE PROVIDED TO PROVIDE AMENITY OPEN SPACE.

2. OUTDOOR DINING AND ASSOCIATED TEMPORARY SIGNAGE WITHIN THE RIGHT-OF-WAY IS PERMITTED.

3. STREET TREES, AND LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PROVIDED.

4. AWNINGS, IF PROVIDED, SHALL EXTEND A MINIMUM OF 6 FEET FROM THE BUILDING, AND MAY BE LOCATED WITHIN THE RIGHT-OF-WAY.

5. WINDOW TREATMENT SHALL PROVIDE A MINIMUM 40-60% GLAZING AND MAINTAIN VERTICAL WINDOW PROPORTIONS OF 2:1 AND 3:2.

(B) BUILDING PLACEMENT:

BUILD TO LINE: 18-20 FEET FROM THE FACE OF THE CURB.

SPACE BETWEEN BUILDINGS: 10 FEET MINIMUM.

REAR YARD: 0 FEET.

(C) BUILDING HEIGHT:

MINIMUM 2 STORIES.

MAXIMUM: REFER TO REGULATING PLAN.

BUILDINGS SHALL BE STEPPED BACK FROM ANY STREET FRONTAGE, AT THE BUILD TO LINE 10 FEET AFTER THE FOURTH FLOOR.

(D) STREETScape DIMENSIONS:

CURB TO BUILDING FACE DIMENSIONS: 18 FEET TO 20 FEET.

CURB FACE TO TREE WELL OR LANDSCAPE STRIP: 2.5 FEET.

PLANTER WIDTH, TREE WELL AREA OR LANDSCAPE STRIP: 5 FEET.

SIDEWALK FROM PLANTER TREE WELL EDGE: 6 FEET TO 7 FEET.

EDGE OF SIDEWALK TO BUILDING MAY INCLUDE PAVING OR LANDSCAPING: 4.5 FEET TO 6.5 FEET.

PLANTER EDGE, TREE WELL OR LANDSCAPE STRIP TO BUILDING FACE: 12.5 FEET TO 14.5 FEET.

(E) FRONTAGE TYPES ALLOWED: SHOPFRONT, FORECOURT, GALLERY.

3. BOULEVARD.

THE BOULEVARD (REFER TO REGULATING PLAN) IS DESIGNED FOR LOCATIONS WHERE MOVEMENT OF LARGER VOLUMES OF TRAFFIC IS DESIRED. THIS STREET USUALLY HAS A MINIMUM OF FOUR TRAVEL LANES IN ADDITION TO TURNING LANES. PARALLEL OR ANGLED PARKING IS GENERALLY NOT PROVIDED. WIDER SIDEWALKS SHALL BE SET BACK FROM THE STREET IN ORDER TO ACCOMMODATE PEDESTRIAN TRAFFIC AND INCREASE PEDESTRIAN SAFETY, EASE AND COMFORT.

(A) REQUIRED BUILDING ELEMENTS:

- 1. PEDESTRIAN SCALE LIGHTING, AND WIDER SIDEWALKS SHALL BE PROVIDED TO PROVIDE AMENITY OPEN SPACE.**
- 2. STREET TREES, AND LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PROVIDED.**
- 3. AWNINGS, IF PROVIDED, SHALL EXTEND A MINIMUM OF 6 FEET FROM THE BUILDING, AND MAY BE LOCATED WITHIN THE RIGHT-OF-WAY.**
- 4. WINDOW TREATMENT SHALL PROVIDE A MINIMUM 40-60% GLAZING AND MAINTAIN VERTICAL WINDOW PROPORTIONS OF 2:1 AND 3:2.**

(B) BUILDING PLACEMENT:

BUILD TO LINE: 24 FEET FROM THE FACE OF THE CURB.

SPACE BETWEEN BUILDINGS: 10 FEET MINIMUM.

REAR YARD: 0 FEET.

(C) BUILDING HEIGHT:

MINIMUM 2 STORIES.

MAXIMUM: REFER TO REGULATING PLAN.

BUILDINGS SHALL BE STEPPED BACK FROM ANY STREET FRONTAGE, AT THE BUILD TO LINE 10 FEET AFTER THE FOURTH FLOOR.

(D) STREETSCAPE DIMENSIONS:

CURB TO BUILDING FACE DIMENSIONS: 24 FEET.

CURB FACE TO SOIL IN PLANTER OR LANDSCAPE STRIP: 1.5 FEET.

PLANTER WIDTH, SOIL AREA OR LANDSCAPE STRIP: 5 FEET.

SIDEWALK FROM PLANTER EDGE OF SOIL: 8 FEET.

EDGE OF SIDEWALK TO BUILDING MAY INCLUDE PAVING OR LANDSCAPING: 9.5 FEET TO 13.5 FEET.

PLANTER EDGE OF SOIL OR LANDSCAPE STRIP TO BUILDING FACE: 17.5 FEET.

(E) FRONTAGE TYPES ALLOWED: SHOPFRONT, FORECOURT, GALLERY.

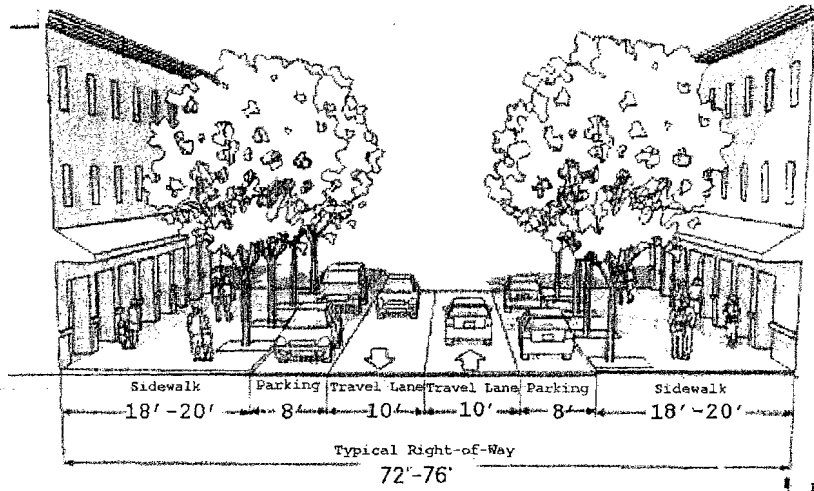
E. COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

THE TOWSON BUSINESS CORE DESIGN PRINCIPLES INCLUDE THE GENERAL STANDARDS FOR DEVELOPMENT CONTAINED IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES. THE TOWSON BUSINESS CORE DESIGN PRINCIPLES AND THE ILLUSTRATIONS ATTACHED HERETO AS EXHIBIT B ARE ADDED TO AND MADE PART OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

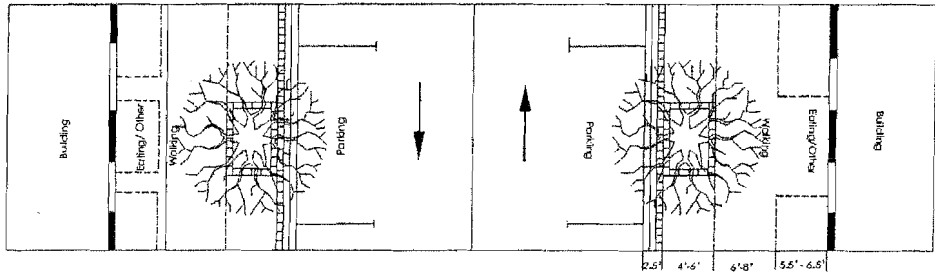
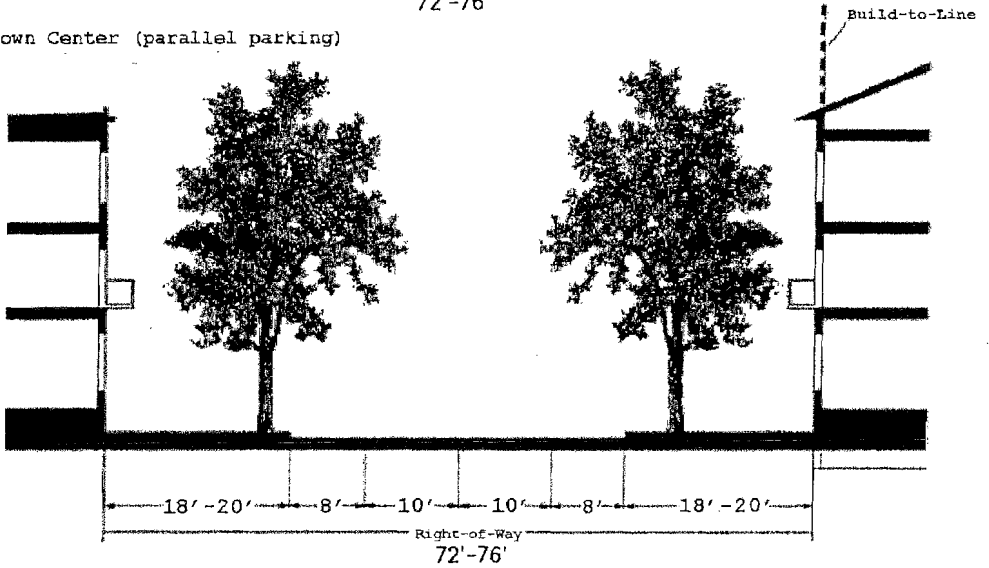
BE IT FURTHER RESOLVED, that this Resolution shall take effect contingent upon the enactment of Bill 38-11.

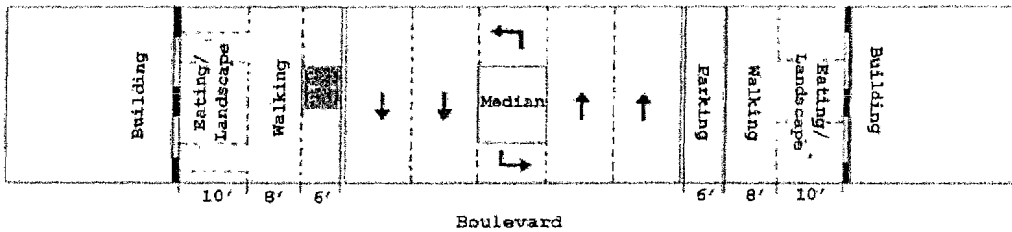
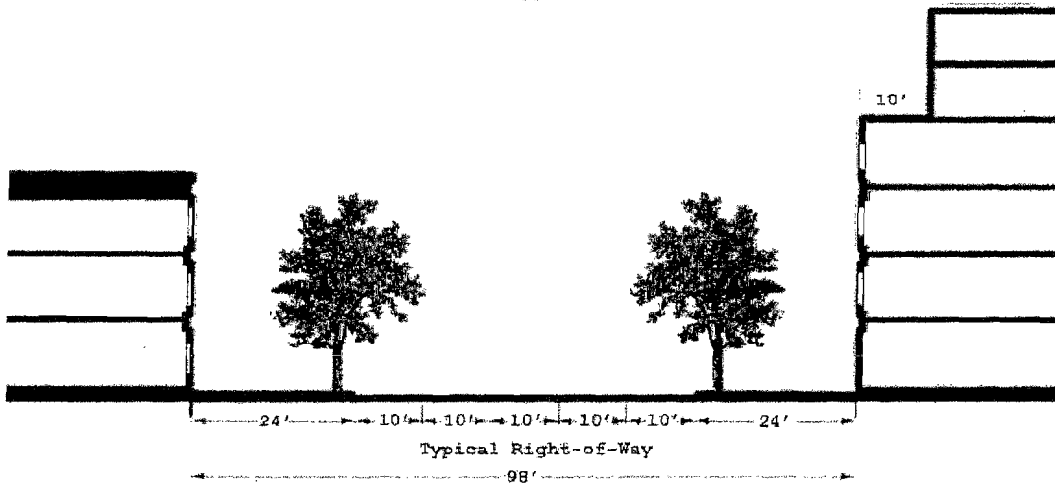
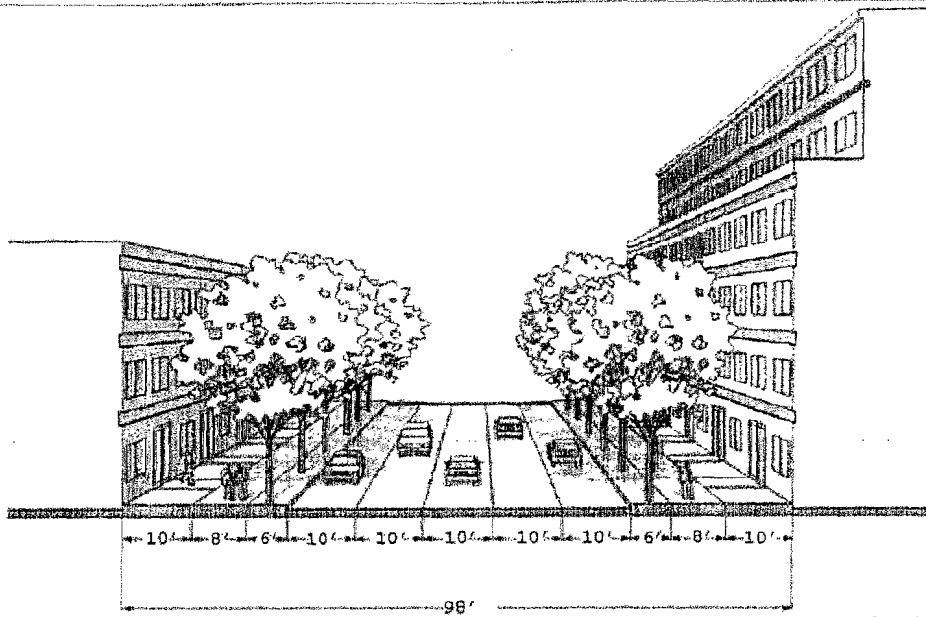
EXHIBIT A





Town Center (parallel parking)

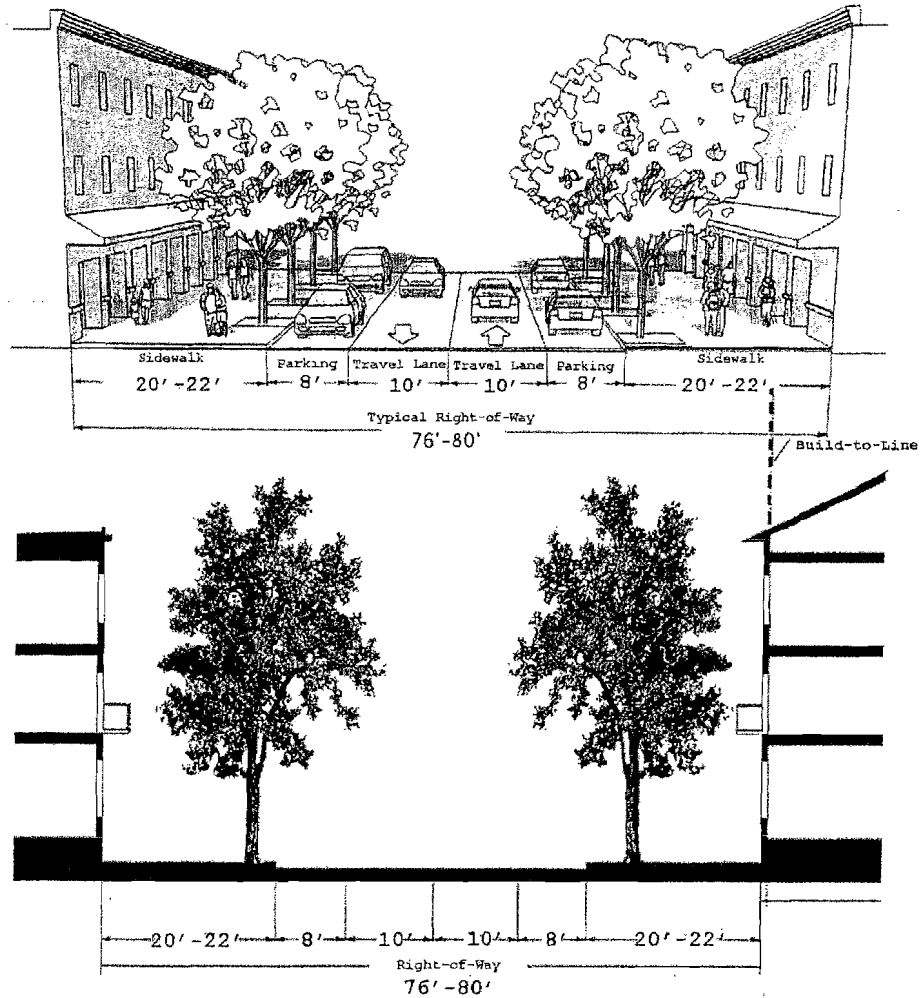




Towson Design Principles Area

Street Sections:

The following street sections demonstrate the building to street relationships with the Main Street Retail, Town Center, and Boulevard street types.



Main Street Retail

